



206, 1011 12 Avenue SW  
Calgary, Alberta

MLS # A2295465



**\$240,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 818 sq.ft.                         | <b>Age:</b>   | 1981 (45 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Heated Garage, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood, Tile  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 611 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick   | <b>Zoning:</b>    | CC-MHX |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage |                   |        |

**Inclusions:** Murphy bed in second bedroom.

Welcome to this beautifully renovated 818 sq. ft. condo in the vibrant Beltline. Located close to shopping, dining, transit and pathways, it's perfectly suited for walkable urban living. This bright, south-facing unit is filled with natural light and offers a functional, modern layout ideal for everyday comfort. Featuring two bedrooms and a modern 4-piece bathroom, this home has been thoughtfully updated throughout. Enjoy a fresh, contemporary feel complete with engineered hardwood flooring, quartz countertops, stainless steel appliances and a fresh coat of paint throughout. Convenience is key with in-suite laundry, extra storage and a well-designed floor plan that maximizes every square foot. The building also offers excellent amenities, including heated underground parking, a fitness facility, and games room. This move-in-ready condo combines modern finishes, great amenities, and an unbeatable central location!